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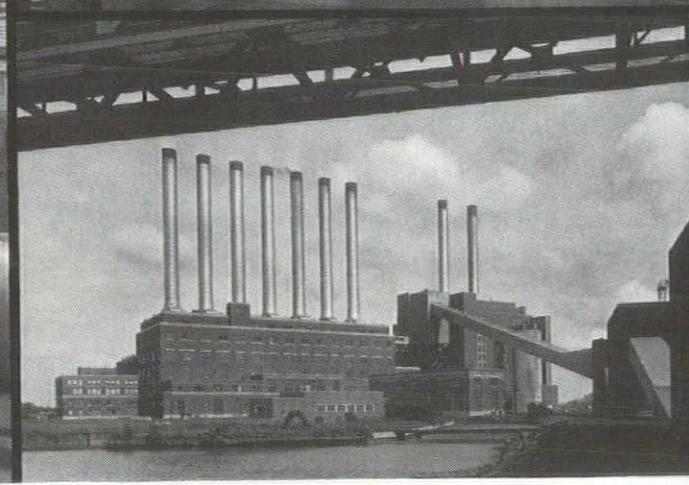
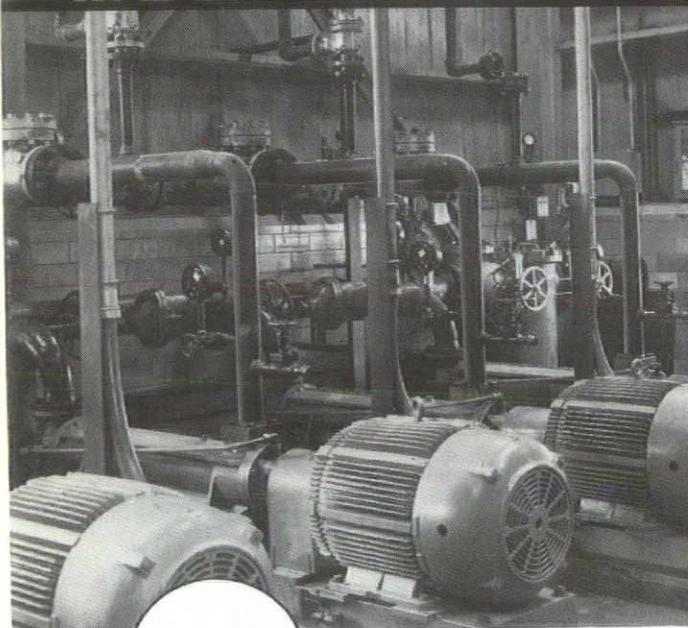
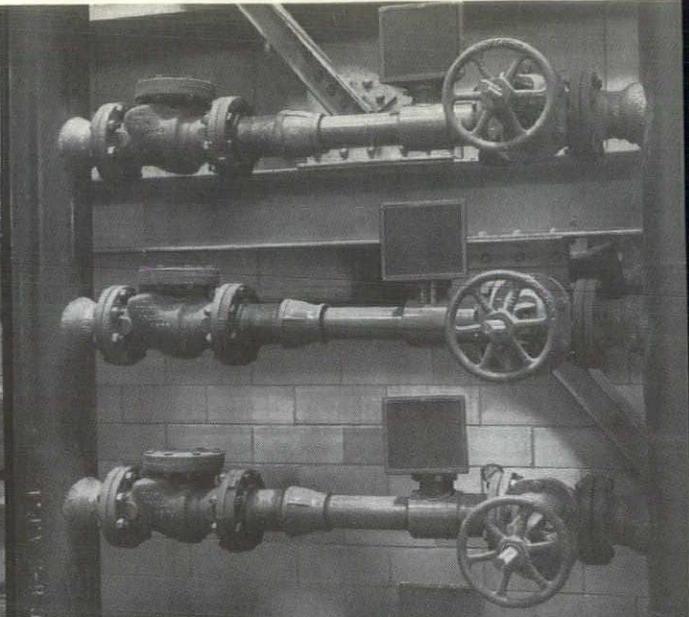
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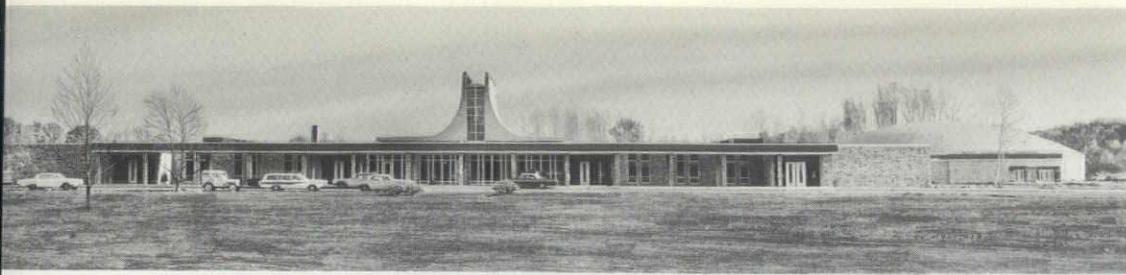
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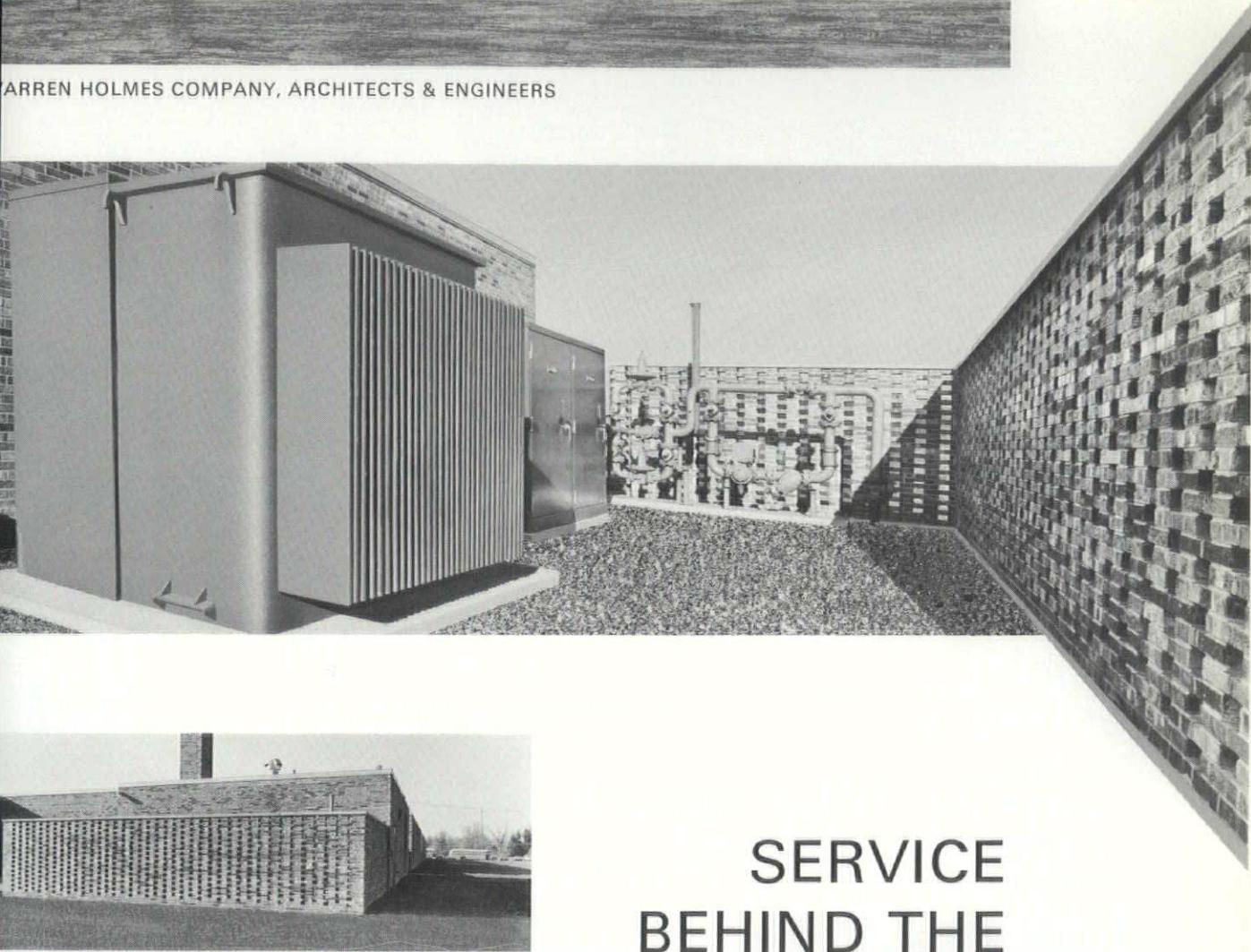
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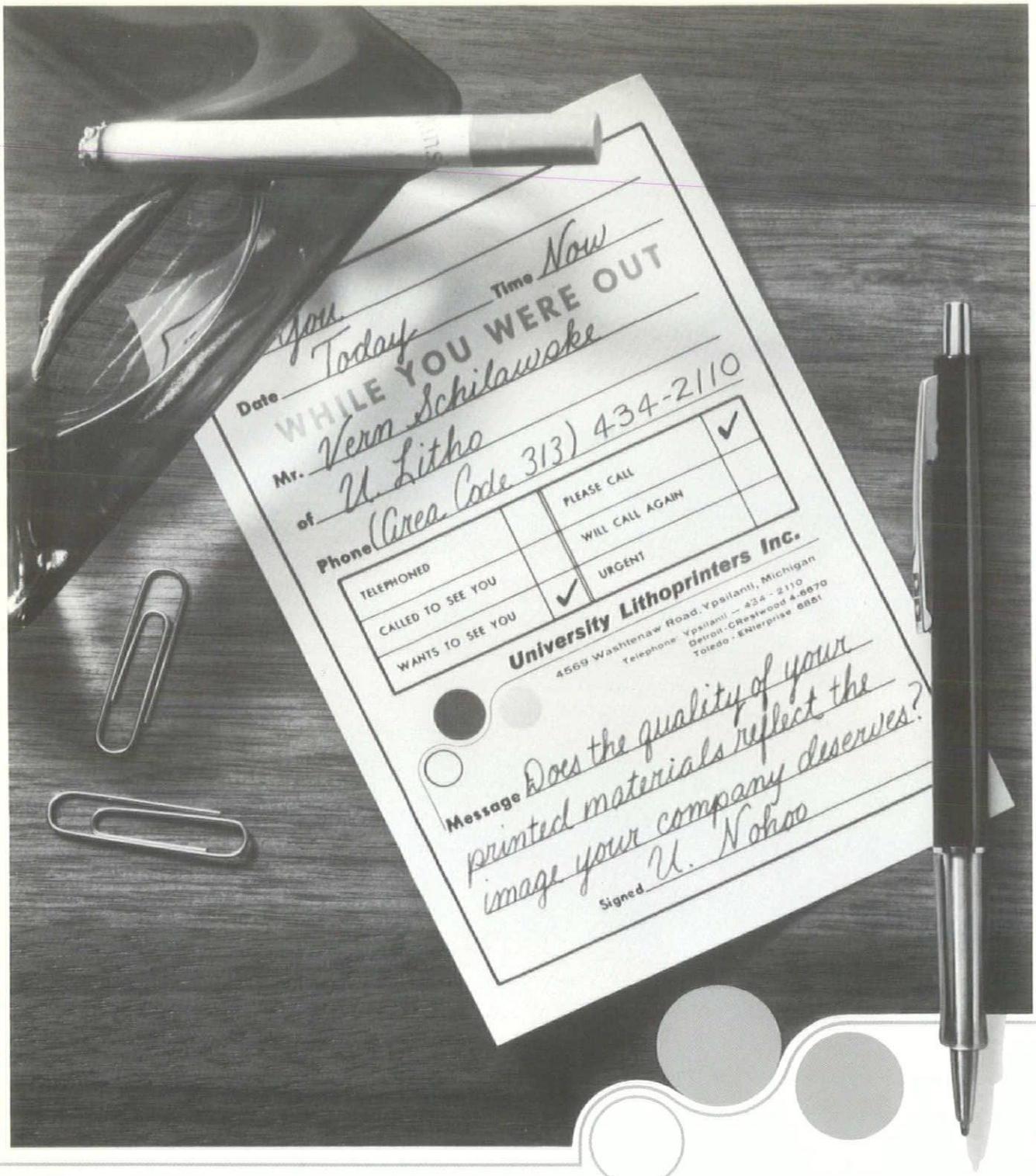
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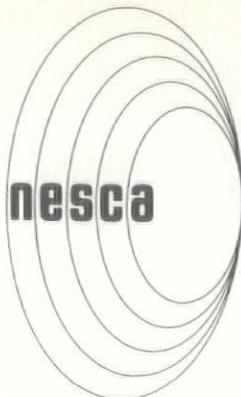
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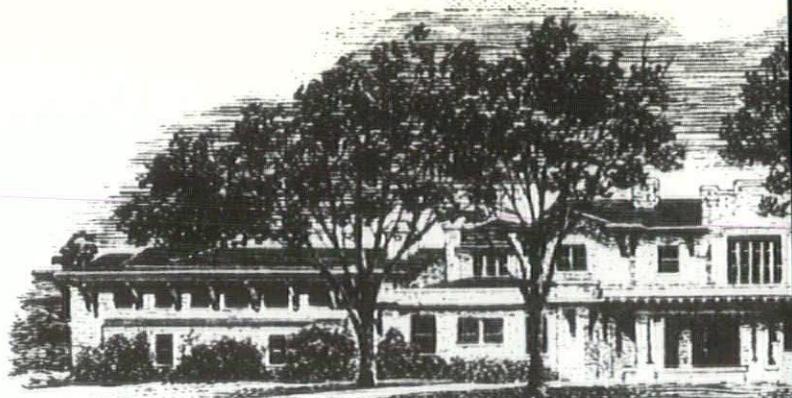
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## EDITORIAL

*Richard C. Frank, AIA, Michigan Preservation Coordinator  
for the American Institute of Architects.*

Never in the history of mankind has there been a period when every aspect of human life was changing as rapidly as it is at the present time. It is evident that architecture is and must be a dominate part of this change. The human, social and physical needs of today and the future must be provided with new, exciting and usable space. This needs to be done rapidly and competently and the architectural profession must lead the way.

As a consequence of this dizzy pace, however, our nation has not developed a concern for the physical past as have older more slowly developing cultures. Perhaps our national heritage, learned from the history book in grade school, has become important to us. But in the relatively short span of time in which our nation has developed, this has not been translated into a concern for our surroundings.

Architects are among those basically responsible for the eradication of our physical heritage. To build a needed and economically justifiable structure, we usually have to tear down an old one in order to occupy its valuable land. In most instances, this is defensible but many times, it is not. In order to give a sense of time in space, we must consider retaining some of the past which is good and use the values and achievements of former times as resources for the design and planning of our developing communities and cities.

Some of the existing physical elements of our cities are important, but we as architects have not concerned ourselves with them. We may well be better known by future generations for what we have torn down than for what we have built. True, we have restored historical sites as tourist attractions and restored other historically important buildings with technical perfection purely for preservation's sake. For the most part, these have been well done and with good justification. But this is merely tokenism. They are not necessarily true anchors of the past upon which to build for the future.

We, as a profession, have been disinterested with pres-



ervation, perhaps, because we have not considered it as relevant in the light of today's complex needs. We are therefore, the present generation of many before us who have been perfectly competent professionals, but who have had little or no sensitivity to our physical heritage.

Is historic preservation relevant to today's rapidly changing environment and increasingly complex social structure? The answer to this question is beginning to be considered by a small handful of architectural departments of universities, by a sprinkling of practicing contemporary architects who are concerned with preservation, by some thoughtful non-preservation oriented architects and even more interestingly and, perhaps embarrassingly, by people of other disciplines. In trying to answer this question, an enormous multitude of other questions is created. Most of these have not been satisfactorily answered to date and many are difficult if not practically impossible to answer.

If we look at our physical past as historic resources, we immediately become aware that this is a much broader subject than merely a consideration of historic buildings. But, in the deepest sense, do we really understand what our historic resources are? We must attempt to define and understand them to be able to use them.

If one seriously reflects on the subject, many other questions surface. A few pertinent ones might be:

- Is it important to retain some evidence of existing developmental character of an urban area to retain a sense of continuity?
- Should this be accomplished by preserving an entire coherent district?
- Is it valid to have individual historic buildings retained as a part of a newly developed area?
- What are the environmental characteristics which make a community desirable — are the elements of older neighborhoods a part?
- What do the poor and disadvantaged think of the city they have inherited — does the existing character provide meaning and stability to them?
- Is there a justification for historic preservation in inner city neighborhoods if the raw material is available?
- Would preservation within communities with a large percentage of absentee landlords be futile?
- Is historic preservation more than absolute authenticity — is it sometimes even more than total restoration?

- Is rehabilitation valid historic preservation?
- How can historic preservation be realized in the face of rapidly increasing land values?
- What are the effects of politics, the attitudes of city administrations, taxation, building codes, etc., on historic preservation?
- Can we ever solve the enormous problem of financing the development of older structures for reuse or adaptive use?
- Might there be solutions to some urban problems inherent in historic preservation?

These questions are or should be architectural in nature in the broadest sense. Perhaps "dyed in the wool" preservationists have not looked at their own field deeply enough. Perhaps architects have not looked at their existing environment as a design tool instead of that which must be eradicated to create new space.

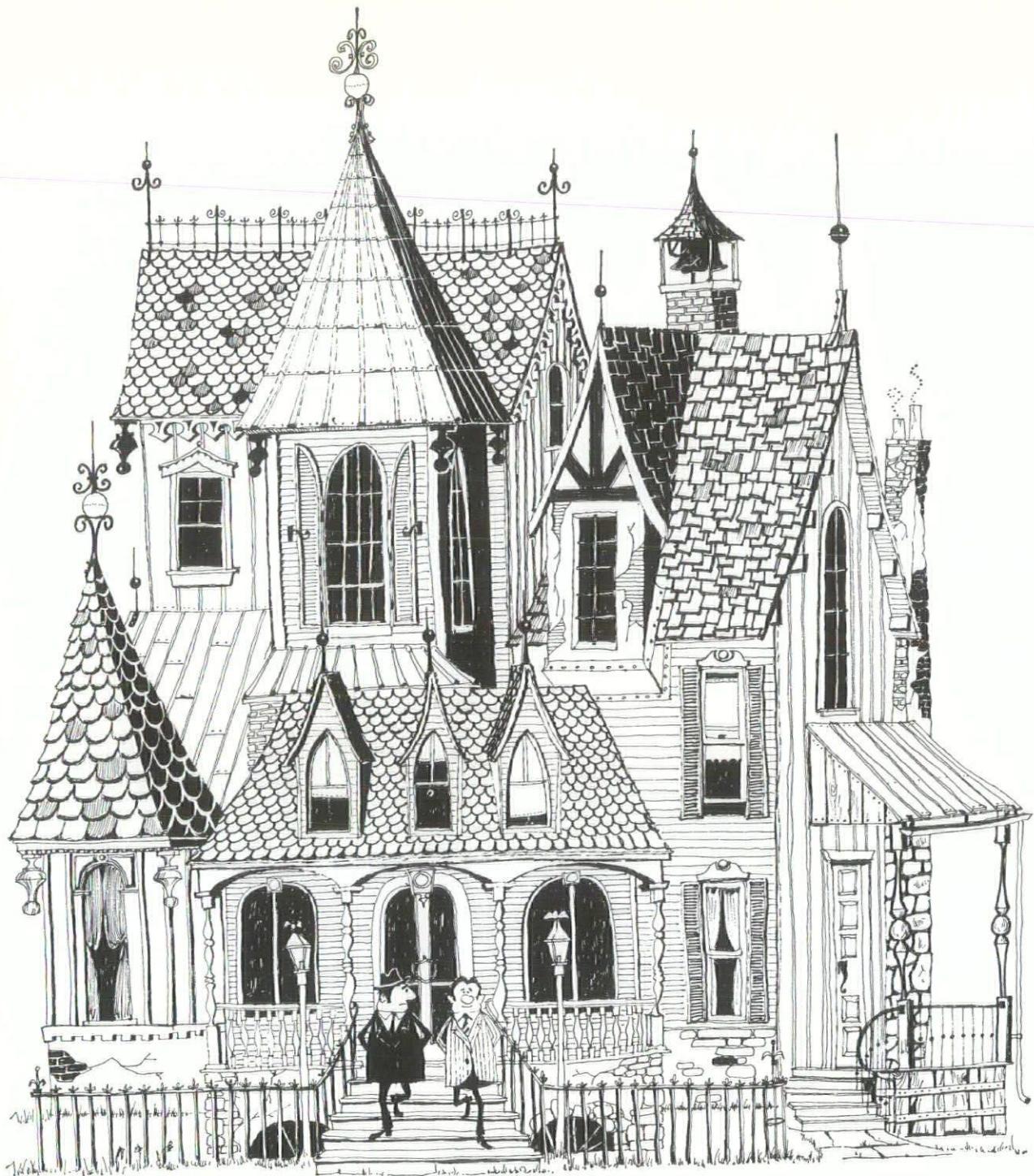
To give us a better insight to some of these questions, and perhaps to start to answer some of them, we are presenting in this issue the thoughts of some non-preservation oriented architects and people from other disciplines. We all need to listen to what they have to say.

Aiding in the recent growing importance of historic preservation has been our own federal government. In 1966 — only four short years ago — Congress passed significant legislation which is actually compelling us to become more aware of our national, state and local heritage. We are honored to include herein an article by Dr. William J. Murtaugh, Keeper of the National Register, which gives a view of historic preservation from a governmental standpoint.

What is happening in Michigan? Several statements of those involved in the newly expanded state program give us an indication of good progress with respect to our own state's responsibilities.

There does not need to be a conflict between a concern for historic preservation and the creation of good contemporary work. The contemporary architect is a better one if he understands and appreciates past architecture. The historically oriented architect is a better restorationist if he understands and practices contemporary architecture. In understanding why certain solutions were notable in the past, we can be better equipped to evolve new solutions with new techniques for the problems of today.

Historic preservation is relevant! Are we, as a profession, up to the challenge?



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# Preservation, An Urban Asset

Ralph C. Schwarz  
President, Urban Design and Development Corporation

As we enter the decade of the seventies, we are challenged to recall and retain that which we have achieved in the past, but we must measure these values in new ways. We are all very much aware of a growing concern throughout our country — a concern which on the one hand seeks to disqualify and discard that which has gone before — and on the other, a concern — a need, to create a new lifestyle. As preservationists of the seventies, we are prepared to conceive our charge in a way, hopefully, to act as the catalyst to create a meaningful balance between that which has been achieved and the opportunity which lies ahead.

The preservationist as a professional must relate to the process of contemporary life in a more relevant way than ever before. He must be a part of the action. He must think of preservation as part of the development process.

The decade of the seventies will bring into sharp focus two new conditions which we as preservationists must be prepared to meet. The first is revitalization of the Center City. Typically, the oldest part of the urban concentration of whatever size, the Center City will develop new vitality and more comprehensive uses as new emphasis is placed by the business and political components of the community on reestablishing the downtown. More comprehensive uses also imply bringing higher income residential units back into the Center City. With the expectation that the national population growth will double every thirty years, the consequent impetus for reorganizing, rebuilding, and increasing the density of the urban core can be expected to accelerate. Obviously buildings, sites and districts of historic significance will be subject to even greater pressures as they become harder and harder to justify in terms of the increased demand for space.

The second new condition which we as preservationists must face in the seventies: the problem of urban economics. For even as new vitality is developed in the Center City, so too the value of land will increase and thrust the issue of scale on the community. Recall the fact that not so very many years ago high-rise construction was justified only in dense urban areas. Today, the economics of land and construction and of market aggregation are reflected in the increase of high-rise buildings even in suburban areas.

Of the 130 American cities over 100,000 in population, perhaps half have had their downtown areas worked over in the past twenty-five years by committees of bankers, builders, real estate men, elected officials, architects and midtown merchants.

What are the ways in which we as preservationists can enter the action? Well, for one thing, we must stop simply reacting to problems and begin to anticipate them. The preservationist must be a vital part of the interdisciplinary team *professionally* concerned with the total environment and the processes which can catalyze, design and implement appropriate development. We must therefore, intensify the professional training of the preservationist.

Such a program should generate new incentives to attract the best students into the preservation and restoration

profession, encourage the interaction and circulation of students and faculty between institutions, and develop new curricular materials. One of the major problems we face is to keep the restoration architect actively in the restoration field during his professional work experience prior to licensing.

The Urban Design and Development Corporation, a non profit corporation, was established by the American Institute of Architects in January 1969. The Board of the Corporation is interdisciplinary. Traditionally, the architect has worked for a single client with a limited objective, typically a building. The planner has conceived his plans, usually without relation to the implementation process. But urban problems are becoming increasingly complex.

Thus the need to structure a client representing the social, economic, and political components of the community has become essential if the design professionals together with representatives of other disciplines are to address the problems of the Center City, of transportation as the skeleton of urban form and function and of new communities. The problem is one of scale and time, of dealing in the real world of economics and design so that solutions to our urgent urban and environmental problems can be found. The Urban Design and Development Corporation is fundamentally concerned with these implementation processes, acting as the catalyst by which the multi-structured client is created and the project is designed, financed and built. As preservationists, we must search for new ways to respond to the problems of urban design and economics where the historic fabric is at stake.

Today we hear a great deal about preservation for use as part of the living community. This is indeed a valid premise. It does not deny the rule of the house-museum. Rather, it is the rationale for legitimately using the historic fabric and making it a part of contemporary life. Obviously, today's use, when compatible with the original use, offers the best hope of preserving the integrity of the original building. There is a growing trend to rework historic buildings into tourist entertainment attractions, often with the wholehearted endorsement of the preservationists, but with little regard for the original fabric of the structures, except to retain in a superficial way an identity of antiquity. In the process, the integrity of the structures and their contribution to the quality of life is diminished.

Let us not recast history and architecture. Insofar as we are capable, let us preserve it as faithfully and meaningfully as possible. Lafayette Square, the President's Square facing the White House, has recently been given a facelifting. A number of buildings of historic and architectural significance bordering the Square have been faithfully preserved and restored. For this we are grateful, but to contain the Square and presumably create an appropriate environment, other buildings have artfully been contrived, more or less in the same styles, to complete the frame. A harmonious environment has been created. But the question must still be asked: is this valid?

Surely we are capable of providing a compatible contemporary solution appropriate to the frame without compromising the validity and quality of the original historic fabric.

You are the preservationists of the '70s. Whether you will play a significant role in the kind of life we will both preserve and create, whether you can reconcile your role in terms of the social and economic requirements of our time, whether you will prepare yourselves professionally to justify that role, whether you will understand the processes to achieve meaningful results, whether you will be concerned with validity and quality, whether preservation is an urban asset or not may well be in your hands.

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# Historic Districts as an Economic Asset to Cities

David Scribner, Junior, AIA, SRA of the American Real Estate Appraisal Corporation.

My remarks are directed toward major urban areas, especially those with large cities as their economic core. Consequently, my comments may not be fully applicable to some of your favorite historic areas, for more than 80% of historic districts are in small towns rather than in urban areas. In researching this subject I started at the very basic level of estimating how historic buildings and historic districts might be considered an asset and who considers them an asset. "Asset" in this sense has a much broader range than just monetary.

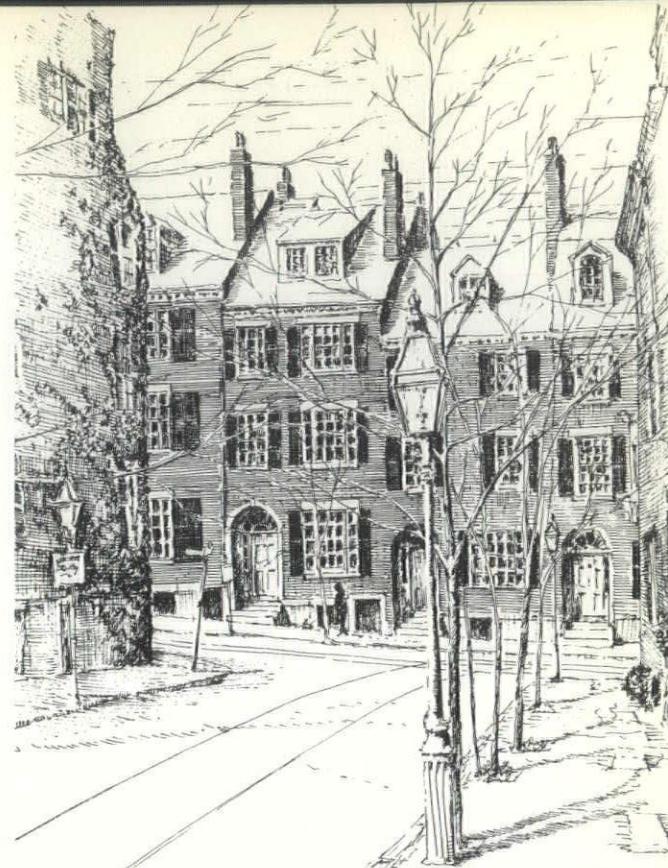
A building is certainly an asset to its owner. In addition to representing a certain amount of equity, the building has an intrinsic value to him that is higher than his cost or he would not have purchased it in the first place. It may house his family or office or represent future safety as investment or savings. As you can see, a building is also an asset to a tenant for several similar reasons. Finally, however, a building is an asset to everyone, for it forms an integral part of the physical city and may represent stability, history, ideals, safety or direction (landmarks). Buildings are especially an asset to a city in their contribution to the tax base, and grouped in districts or neighborhoods, buildings are even more important for their ability to contribute to the economic base of the community.

Perhaps I have read too many balance sheets, but whenever I see the word "asset" I start looking for liabilities. A building is a liability for an owner in that he must maintain it, and if he doesn't meet all payments, he can lose his investment. However, maintenance of many older, inner-city properties has been ignored by owners for years. A house is not necessarily a liability to everyone else. Certainly it is not a liability to the tourist except he is not attracted to it unless it is fixed up. A building, and even more, a neighborhood, is a definite liability to a city, for as a neighborhood declines, city costs increase in terms of welfare, police protection, education, social services, etc. As the costs increase, the revenue from the neighborhood usually declines, for the declining area usually is inhabited by people who pay less income, excise and real property taxes.

For these reasons a neighborhood can be a major asset or serious liability to a city and it is within this city context that I have considered historic buildings and districts.

The subject of buildings and neighborhoods in large cities is an awesome one because today's cities are broke. The examples are everywhere: in recent years public schools in Denver, Colorado and Youngstown, Ohio were closed for lack of funds. Last year the courts in Philadelphia nearly closed when judges were not paid for a while.

One of the major reasons for the economic decline of these and other older cities has been the expansion of the economic city beyond its political borders. Consequently, we find today's cities providing highways, streets and personnel to bring commuters into town to work and then helping them to carry the money they have earned in the city away to the suburbs every evening.



Today's central cities usually house (1) the poorest people, and the most numbers of welfare recipients, (2) the greatest concentration of older buildings and major slums, (3) the greatest concentration of small lots and juxtaposed diverse land uses, (4) the largest governments and the greatest percentage of land devoted to tax exempt uses and (5) the oldest facilities such as schools, utility lines, streets, etc. Yet the city finds that it cannot levy an effective tax rate that is much higher than the surrounding areas for fear of losing firms to those outside communities. Historically all types of property has been taxed at the same effective rate which may penalize a desirable land use while aiding a less desirable one.

One happy note in this dismal picture is that in some cities, a few older neighborhoods are coming back, although they may not be "historic" in the puristic sense of the word. As properties rise in value in these areas, the neighborhood reaches the point at which time it is given the appellation "historic" such as Capitol Hill in Washington, D.C. and may even be designated an "Historic District" such as Brooklyn Heights, New York. These resurrected areas are usually convenient to downtown employment centers. Many are relatively small with natural boundaries separating them from the rest of their cities. The major common denominator that all have is relatively sound structures so that renovators have at least a good basis on which to begin their work.

Broke as they are, cities have to take a responsibility in setting priorities and deciding exactly what the role of each neighborhood is to the city. This involves both industrial, residential, commercial and central business communities as well as all aspects of urban design including: transportation types and locations, utilities, community facilities, subsidization, land use, renewal, preservation, open space, building controls, zoning controls, tree planting and maintenance, etc. Perhaps first our cities need an accounting to estimate the extent to which each area represents an asset or a liability. This accounting should not be of just economic factors, nor can it be, for the economic aspect of a neighborhood is interwoven with social, physical and aesthetic factors. Consequently, such an accounting must be conducted by a multi-disciplined team representing

the major areas of interest: economic, sociology, architecture, planning, appraising, etc. Armed with the resultant data the city can then better direct its resources toward perpetuating itself as the economic and social center of its metropolis.

In examining an area which has the potential of becoming an historic district, certain economic and social factors should be considered. As the area increases, the property value will increase. Thus, as the area improves, the real estate tax base will increase. Also, the income and excise taxes from the residents of neighborhood should increase, especially as tenants are replaced by owners and lower income families by wealthier families. This displacement of the present residents is not only an economic, but a social problem which must be studied separately.

In one sense the neighborhood is its people, but the preservation previously discussed replaces those people. If we replace all the residents are we conserving anything other than the physical signs of the community. Restoration that benefits the existing residents of a neighborhood is to be commended and supported whenever possible as has been done in New Haven, Connecticut.

However, we must recognize that renovation is generally a middle class value. Surveys of low income families indicate they want no part of renovation; they want to move to a suburban environment and see no future in staying in the city — even in a renovated house. Renovation is for middle and upper income families for other reasons, too. In all the historic inner-city areas I have surveyed, purchasers of property generally can rely on covering no more than 35% to 50% of the value with a first mortgage; the rest of the price must be paid out of the owner's pocket or partially covered by expensive secondary financing.

An indication that less well-to-do families would like to move into inner city areas is shown by the number of houses that are renovated by the owners on weekends, vacations and evenings. But even these people cannot fully combat all the economics of in-city living. They find the city's public schools offer too little in education, and the private schools are too expensive. Consequently, when their younger children reach five years old, they move out — usually to those suburbs with the newest public schools.

Tourism is enhanced by the improvements of a neighborhood, for most people consider that the safety of the neighborhood also increases at the same time. Most middle class people in the United States prefer to see other middle class people on the sidewalks before getting out of their car, and they are reluctant to venture into poor inner city areas. The garden district of New Orleans and the Georgetown neighborhood in Washington, D.C. both have aided the increase of tourism in their cities. The African Museum would not have attracted as many people as it has if it did not lie in the restored portion of Capitol Hill, Washington, D.C.

Another factor that must be considered is that as a neighborhood improves, it usually enhances adjacent areas. The Glover Park and Burlieth areas adjoining Georgetown have both benefited from the improvements of Georgetown. Another example is Capitol Hill which used to "end" at 14th Street and then at 6th Street and now "extends" to 13th Street. Cobble Hill is becoming another Brooklyn Heights, and Back Bay may be considered an extension of Beacon Hill.

Another effect of the improvement of a neighborhood is that as the neighborhood improves, renters are frequently replaced by owners meaning that the maintenance of the properties is generally continued at a higher level. This also has a snowball effect, for if one person installs window boxes on his house others in the street are also likely to install window boxes.

From the city's standpoint, as the neighborhood improves, the costs may decline: (1) less people are on welfare, (2) there may be less rats and less disease and therefore less medical aid required, (3) the lower density that usually results from the restoration of an area means that less police and fire protection is needed, and (4) the lower density also reduces pressures on schools.

Although we have discussed primarily economic factors, a social goal of integration is temporarily achieved between different socio-economic levels, as one replaces another. However, in an area undergoing massive shifts, this integration may be for only a short time. This is an area that should be explored further.

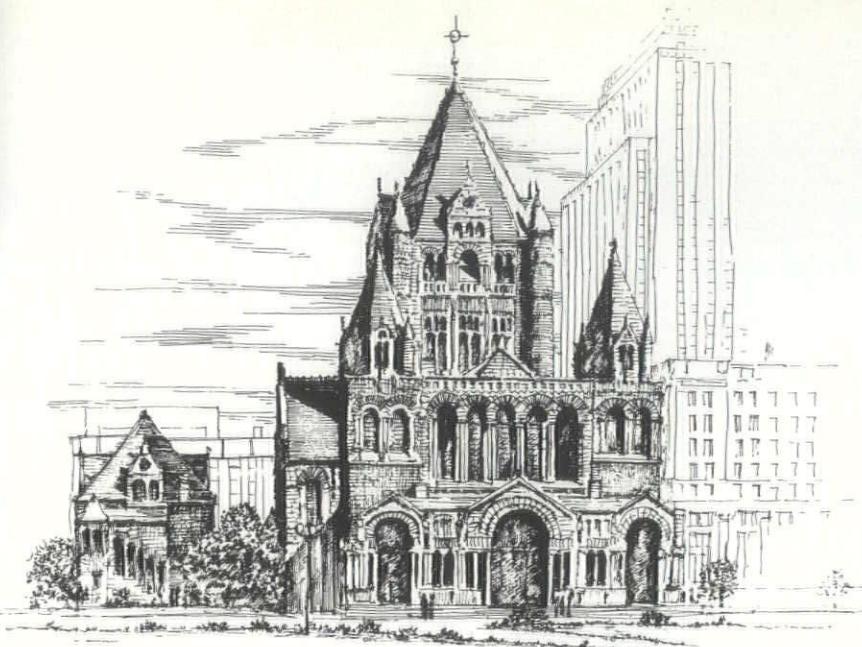
The previous remarks generally concern residential restoration. However, commercial restoration is important, especially where tourists are attracted to the area. These "tourists" may, in fact, be visitors from other parts of the same city. However, this commercial restoration must not be handled on a "museum" or "puristic" basis, but must adapt these buildings to modern needs. In addition to having electricity and plumbing, good heating and air-conditioning must also be included. Many times such restored properties may be used in conjunction with residential areas by marginal users. By marginal, I mean those entrepreneurs or users who cannot afford to pay for new space, but can make a living using older facilities. Some of these include used book stores, barber shops, cobblers, and hardware stores — uses which are almost never found in new, in-town buildings, but which are still found in older neighborhoods.

A question which is frequently raised is whether all restoration is good and is the conserving of old properties always beneficial to the city? I must state very emphatically that it is not. If the decision had been made during the 1930's to preserve Park Avenue between 40th and 50th streets as it was at that time, the growth of midtown Manhattan would have been stifled. The answer to this question; therefore, goes back to the area of city responsibility that I referred to earlier. The city must decide what the role of that neighborhood would be in the city context. However, if a city decided to preserve a building that does lie in the path of growth, certain economics must be considered. For example, if an older building generates a land value of \$20 per square foot in a neighborhood of higher land values, the property will be taxed at the considerably higher rate reflecting an alternative use which is hypothetically higher and better than the present one.

In this situation the owner cannot afford to maintain his property in its present state. In this example the city might declare the property to be a landmark and rezone it in such a way that it cannot be razed without permission of the city administration. If this is done, the assessor should be informed of this decision. Once the assessor realizes that the alternative uses are no longer available to this property and that the present use is, effectively, the highest and best, then the assessed value should be lowered to reflect the market condition of \$20 per square foot.

Many other cities contain areas that are in process of restoration or are ripe for such activity. The greatest drawback to such large scale renovation is the lender who would prefer to make a loan on 75% to 90% of the price of a new suburban house. Even a location in the older area does not mean the lender is more prone to lend there. I understand the major lender responsible for the restoration of Capitol Hill is not located there, and lenders headquartered there have been reluctant to support the restoration. We must convince these lenders of the wisdom of financing the restoration of their areas at more favorable loan ratios; they must be shown that a 50 year old building is still good. Architectural controls help to convince these lenders that the area is stable and improving.

# Preservation and Development:



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Within the next 3 years, I am proud to say, we will complete the construction of something over 40 million square feet of new office space in New York City. This will bring the total of new office space constructed since World War II to over 210,000,000 square feet more than the total of all new office construction in the next 9 largest cities.

Within the next year, after many years of inaction, we will announce the construction of over 12 million square feet of new industrial type space and firmly establish an industrial revitalization of the city.

I am particularly proud of these accomplishments because as Commissioner of Commerce and Industry, Mayor Lindsay has given me the responsibility for developing a sound and growing economy in New York City.

With all of this, there is no place in the world which tears old things down and puts new things up quite as fast as New York City. Accordingly, there is no urban place where the issue between development and preservation is more clearly drawn.

Mayor LaGuardia was reputed to have said that "this will be a great town when we get it finished." That remark remains equally true today.

The urban arena is an arena of confrontation with an ample number of difficult choices, between the preservation of the best of the past, and the creation of constantly renewing urban systems. The choices, however, are not as difficult as may appear. Judicious preservation is not antithetical to economic vitality and growth. Indeed, the first point I wish to make is that properly applied principles of historic and physical preservation complement and support the whole process of urban economic development. *Taken one step further it is accurate to say that you cannot have continuing urban development without adequate historical preservation.*

Let me observe a few situations in New York City which illustrate how historical preservation is, in fact, a functional component in the continuing urban development process.

Lower Manhattan is, quite probably, the most densely developed place on the globe. As a youngster, I recall that according to Ripley its most distinguishing physical feature was that Wall Street itself was blessed with direct sunlight for an average of 8 minutes each day. Such is the extent

to which man had imposed his structures upon nature.

The financial district survives and prospers precisely because of the intensity of interaction that occurs within these close confines. However, it has for years been poised at the brink of environmental failure due to potential overdevelopment. Historical or natural preservation is the essential element in its continued survival and growth.

Trinity Church and its Courtyard, Fraunces Tavern, India House, the Federal Hall at the end of Broad Street, Bowling Green and St. Pauls Church and its courtyard are just a few of the historical structures which relieve the congested monotony of total commercial development.

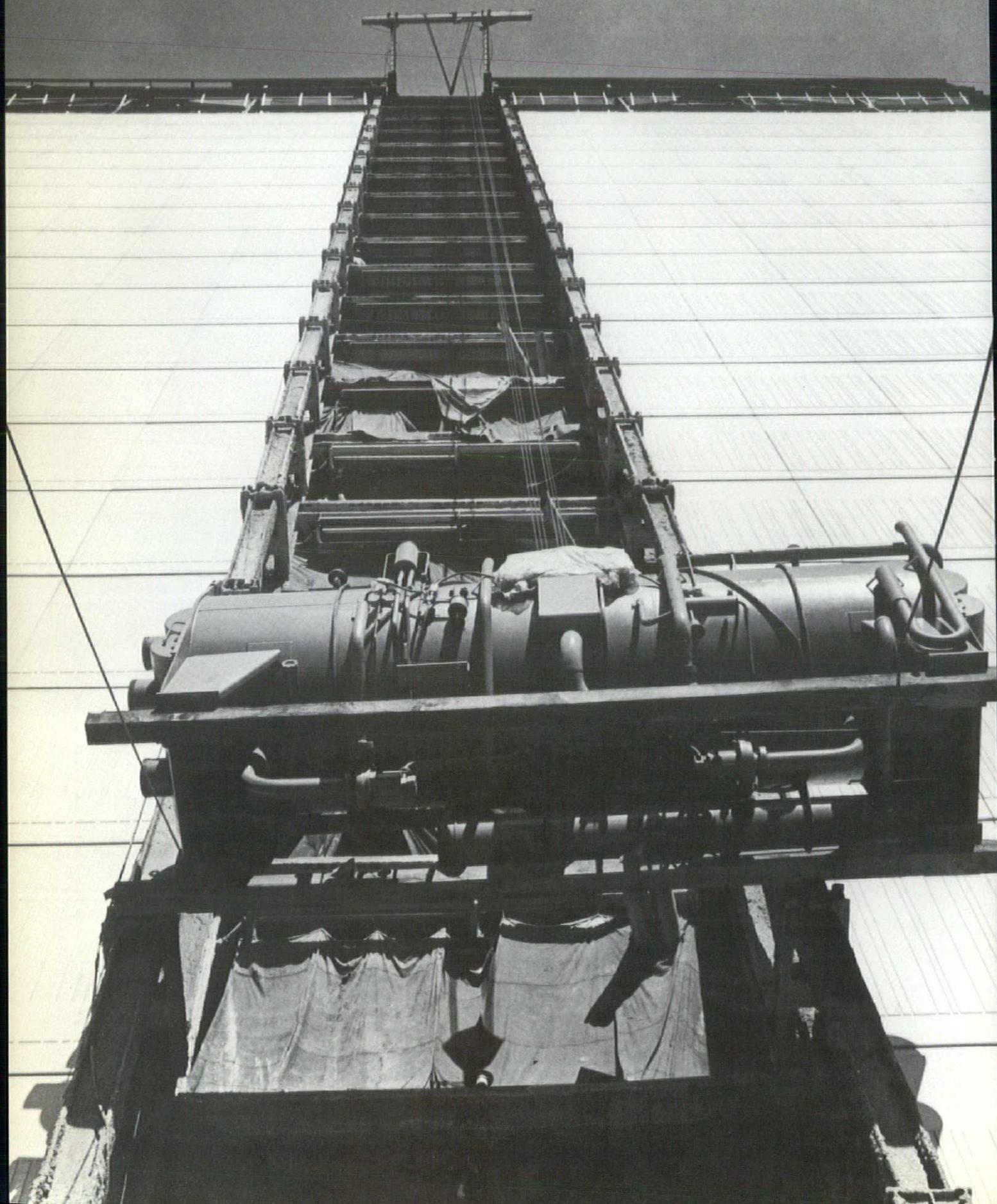
This process continues with the development of the South Street Seaport at the site of the old Fulton Fish Market on lower Manhattan's eastern flank. As the World Trade Center's twin 110 story towers rise on the eastern side of the financial district, the city has committed itself to the protection of the present scale of development here which will provide the means to restore it. So essential is historical preservation to the continued growth of Lower Manhattan that my department vigorously supported the Seaport project in the face of office developers.

We did this not for the sake of preservation per se but because it represented sound economic development policy. Unrelieved new construction would simply reach a limiting situation due to congestion.

To continue to flourish, our financial district must be nourished by a growing supply of clerical and professional workers. Here again preservation acts as a functional component of economic development.

Our greatest resource in this regard lies in the continued restoration of brownstone townhouses across the river in Brooklyn. Beginning immediately with Brooklyn Heights, one subway stop away, New York has witnessed a dramatic renaissance of neighborhoods characterized by Brownstone homes and other varieties of townhouses. Brooklyn Heights is only the first and most prominent of a chain of self-renewing neighborhoods. Cobble Hill, Boerham Hill, Carroll Gardens Park Slope, Fort Greene, Prospect Heights, Clinton Hill and parts of Bedford Stuyvesant are all being revitalized by our influx of new residents. These homes, frequently available at moderate prices, represent the best solution in the city to the space problems of the young

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family. As with other cities in the country, the most dramatic news on the residential scene is what Fortune Magazine has called the "flight to the city".

Throughout the nation this phenomenon is providing the human resources to underpin economic growth. Incidentally, this process of neighborhood restoration averts enormous costs by avoiding the need for massive publicly-financed urban renewal efforts. So these magnificent historical artifacts constructed in the late 19th century are performing an essential function which could not be duplicated in the continued economic development of our city and of others across the country.

It is important for those who might otherwise be insensitive to recognize that historical preservation is functional. It makes an important set of contributions to the development process. It acts:

1. As an amenity,
2. As an interruption in scale of development,
3. As a cultural and recreational resource,
4. As a source of housing,
5. As a source of special purpose space, and
6. As a means of economizing on public costs.

We must clearly balance our objectives. Cities and developed places must not become museums. They must constantly move forward, but in this process they must preserve the best that the past has.

Having made the argument, I hope, that preservation can be an important tool in the process of development, I now wish to assert that the tools of development are essential to the process of historical preservation.

If we are to achieve a meaningful level of preservation in the dynamic urban setting we must do much more than protect. The best natural defense against indiscriminate redevelopment is economical and beneficial uses. Here the techniques of the developer can be used to good effect.

First, of course, we must protect the things we wish to keep by means of zoning and designation. That is only the beginning, however. Brownstones cannot survive market forces if the zoning ordinance provides for potential densities of development which are several times greater than current levels. It goes without saying that the power of government to protect must be employed.

However, this provides no assurance that decay and abandonment will not follow as it has in so many cases before. The Brownstone Revival Committee has approached this problem throughout the city by applying some of the tools of the developer.

We have created a market. The concept of in-city townhouse living runs against decades of propaganda leveled at the American housewife which associates success, status, and the good life with all the trappings of suburbia. We needed a public information campaign to reverse some of this thinking. In a quiet unspectacular way we have



introduced the notion through the media that the urban life style provides an exciting, feasible alternative for young families.

We are looking at other tools of development in our preservation activities in New York. One of these involves the use of air right zoning allowances related to existing historical structures which can in a sense be credited to the account of a developer who might be building a nearby or adjacent structure. This approach is similar to the technique employed to have theatre space constructed in office buildings in the Times Square area.

All of this relates to the economic feasibility of large scale preservation. If we are to depend on the market, rather than patronage, to preserve areas and buildings, it must be economical.

This means we must have a market, and we must use zoning imaginatively, and where rehabilitation is required we must also apply the developer's tools of engineering and management to restore and preserve.

Finally, we come to the knottiest problem of all — financing.

None of us should be surprised to find that in many places the older finer parts of America are falling down. Public and private institutions have created a situation in which an investment in restoration and preservation is a second class investment.

Our biggest fight in the Brownstone renaissance has been in the financial arena. Typically the acquisition of a Townhouse receives a 60 per cent mortgage on acquisition costs in those cases where banks were willing to invest in older neighborhoods. The entire cost of renovation must be born personally or through personal credit running at interest rates, after discounting, of 2 to 14 per cent.

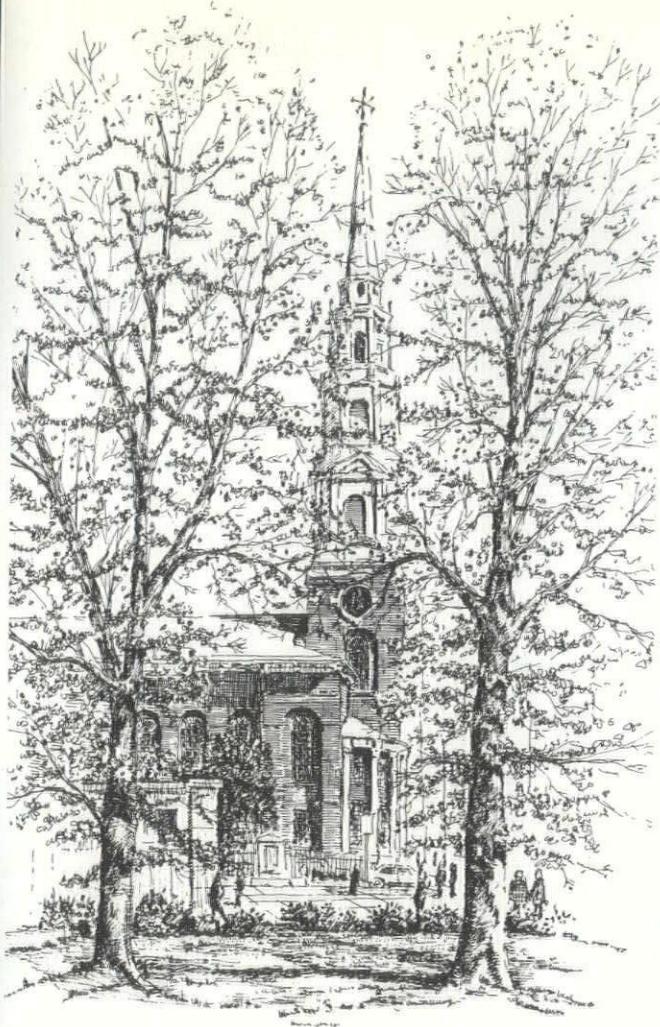
Meanwhile, the system provides for 90 per cent federally insured new construction. It is simple and axiomatic that as long as the terms of investments in restoration and preservation are inferior to investment in new construction we will be fighting an uphill battle. The present situation is prejudicial to desirable ends.

In New York we have begun to improve the house financing situation. Banks have begun to recognize the soundness of these self-renewing areas. The FHA has begun to insure home mortgages on buildings which do not fit suburban specifications. There remains a large gap to be closed.

Very simply, all capital improvement investments in an old home should be on an even footing with capital investments in new construction. If they are not we have ultimately doomed a large part of our effort to preserve what is usable and worthwhile. If need be, local governments should use real estate tax abatement as we do in New York to offset some of the bias in financial markets. Given the straightened circumstances of urban America, however, this type of burden cannot be applied without limit and at least tax policy might not punish the investor in restoration and improvement of older buildings.

Beyond that we face a harsh fact that unless broader public policies are created to remove the discriminatory cloud from investments in preservation, we will meet with only limited success.

We run the danger in this country of creating a culture of abandonment. We abandon cars, housing, and indeed whole cities. We may well become a civilization best symbolized by the disposable container. Driven by incentives to new development we have failed to fully apply the equivalent techniques of development to preservation. We must begin to achieve a wholesome balance.



Mr. Webb is President of Architectural Heritage, Inc. in Boston, a non-profit corporation concerned with the conservation of environmental assets. Presently involved with adaptive use of Boston's Old City Hall and Faneuil Hall Market.

Boston's initial response, four years ago, to a desire to preserve the historic Faneuil Hall Markets District and its Old City Hall was a predictable reflex: consideration of these historic buildings as museums. However even the roughest calculations showed this alternative *not practical* for the restoration cost would require charitable contributions of millions of dollars, and the conversion of productive landmarks to historic museum was *not saleable* to many segments of the Boston Community. If these structures were to be retained, they would have to continue as visible entities, and by "visible" I mean self-supporting.

Today, four years later, Boston has devised a way to preserve these historic structures as vital entities in an urban area. Three factors in their environment were crucial and one could generalize that these three conditions are prerequisites for all successful, adaptive uses of Historic buildings.

The first factor concerns the sale-ability of the project. The community must be convinced of or sold on the desirability of the particular preservation project, to all elements of the community, and that the project meets the social and long range planning objectives of the total community.

The selling job for the Faneuil Hall Markets project was comparatively easy. Historical research quickly established that this complex is one of the last 19th century urban

## Adaptive Use of Historic Structures in Urban Areas

Roger S. Webb

*Presented at Historic Workshop of the Historic Resources Committee at the Boston Convention of AIA in June, 1970.*

market areas in the country, and the first example of Urban Renewal in the country that involved clearing a blighted urban area using such techniques as eminent domain, write down land values, design review and design restriction in the deeds for each lot. Proximity of the markets to the 20th century Government center made the idea of retaining the human scale of the early 19th century historic complex a good selling point. The plan to restore the exterior to the original 1825 design was the one controversy that required the "hard sell."

The retention of Old City Hall was and remains today a controversial project requiring a maximum selling effort. Built between 1862 and 1865 in a Victorian style, little appreciated today and the site of an era of Boston politics some individuals best feel forgotten quickly. Many have advocated the destruction of this historic property. Only an "Appeal to the Neighbors" and the "Freedom Trail" sales pitch won over a temporary majority of the authorities to vote 3 to 2 for its retention.

The second factor necessary to these projects concerns the practicality of their commercial reuse. Faneuil Hall Market is fortunate in its proximity to Government Center and our feasibility study quickly determined a need for new retail, office and residential space. Old City Hall is situated in the center of Boston's new skyscraper district, so there was little question it could help meet the need for new office and retail space.

The third element essential to adaptive use is partially determined by the sales effort and local market conditions, a favorable municipal or Governmental authority. Both Faneuil Hall Market and Old City Hall occupy valuable sites where land is being assembled at \$50 to \$100 per square foot for high rise structures. If these properties are assessed and taxed at their "highest and best use value", the projects are no longer practical. Similarly, strict adherence to building codes may make any project not economic.

In summary, to achieve good adaptive use a project must enjoy three factors: First — a successful sales effort that wins the allegiance of a majority of the community; secondly — market conditions that justify the new investment; and thirdly — a supportive governmental authority that will make reasonable assessment and code decisions.

# Historic Preservation and Urban Development

Robert S. Sturgis, AIA, a practicing Architect in the Cambridge, Massachusetts firm of Feloni and Sturgis.

To my mind, there are three essential qualities to be designed into any pattern of urban development: identity, continuity, adaptability.

Continuity is the one that first comes to mind in talking about historic preservation. But continuity is a part of identity because social roots are so important to the person who is insure of himself, and adaptability paves the way for continuity.

There can be continuity of *time* in which one might hope to see the record of history written in the architecture of a single street.

There can be continuity of *space* in which a city might grow without abrupt changes of scale.

But to maintain continuity, we must not only preserve history: we must also make history.

\* \* \*

The Architects' Plan for Boston of about ten years ago, which initiated the High Spire concept of skyscraper locations, among other things, had these few but possibly inclusive words for preservation.

- Historic buildings of obvious merit must be preserved and maintained, both for their own sake and for the sake of continuity.
- Districts of distinctive character, such as parts of the South End, should be preserved even though the individual buildings may be undistinguished.
- Historic buildings and areas should be incorporated into the active life of the city where it is possible and appropriate.

More recently, the AIA Urban Planning and Design Committee has been trying to promote design goals for a national urbanization policy, among them a new emphasis on a sense of place, and it includes these statements:

A Sense of Place. For his fullest self-development, a person needs to be someone in some place. The quality of a place gives value to a person or a community. In seeking every opportunity to establish a sense of place, our mobile society will have destinations which are, in fact, worthwhile.

Historical Continuity. Evidence of earlier environments is a part of our sense of place. To be fully significant, historic buildings and districts should be not only preserved but made an integral part of modern life.

\* \* \*

A few examples come to mind of the relationship between preserving history and making history.

Part of historic preservation in Boston's Government Center is called the Blackstone Block. At least 80 per cent of buildings there are of no architectural merit whatever, historical or otherwise. There is, to be sure, a tiny brick building which is the oldest such building now standing in Boston. But the real reason the block was saved was because of its 17th century street pattern. It has a medieval scale compared to which the North End and Beacon Hill are superblocks. And I think that that was reason enough.

Recently, I was exposed to the fascinating city plan of Savannah, and to the problems of a reawakening old city. The key to Savannah's design, is a repetitive pattern of square "wards" which originally comprised a military refuge for the people who owned farms in the hinterland which in turn formed a regular pattern of much larger squares. Each ward contains a common green, and four lots in each were reserved for public buildings.

At present, some wards are fully surrounded by fine historic buildings, but most of them are not. Should Savannah be "preserved" by recreating all the squares in 18th century architecture? I think not. It is the sense of place generated by the squares which is important, not the age of the architecture. I am sure that modern architecture is equal to the challenge of respecting the scale of the squares while allowing economically sound buildings to grow.

Respect for the architect would grow greatly if the public were convinced that he unfailingly championed good architecture, old or new, and that he would never take refuge under his great grandmother's skirts.

Always to champion good architecture: that is how to make history.

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# The National Register: The Role of the Federal Government in Preservation

*William J. Murtagh, Keeper of the National Register,  
Office of Archeology and Historic Preservation,  
National Park Service.*

Although the National Park Service is the Federal Government's most experienced bureau in the field of cultural preservation, the New Preservation represents a major new dimension of responsibility. From the conduct of primarily Federal programs for the protection of nationally significant properties, the task of the Service has grown to include the guidance, stimulation, and assistance of State and local programs for preservation of properties significant to States and localities. From a friendly coexistence with preservation organizations in the private sector, the National Park Service has come to be involved in active cooperation with such organizations. And the movement that brought to the National Park Service responsibility for the New Preservation, beginning as small separate expressions of concurrent interest and common philosophy, has come into fruition as a streamlined and vigorous program encompassing every aspect of the modern field of historic preservation.

In large part, traditional historic preservation in the United States has been identified with the private sector. The first privately operated historic house to be opened to the public, Mount Vernon in 1859, was an inspiration to many others. Soon private foundations, small museum associations, and local historical societies were everywhere beginning their own efforts at preservation. Continuity in this tradition was reflected when, in 1949, Congress chartered the National Trust for Historic Preservation as a private institution.

National Park Service experience in cultural preservation stems from the Antiquities Act of 1906, but has its strongest foundation in the Historic Sites Act of 1935. That law provided for the preservation of many nationally significant historical properties as units of the National Park System known as National Historic Sites. This, in itself, was a significant new concept, but the Historic Sites Act also had two new features designed to assist the private sector in preservation. One was the now well-known Registry of National Historic Landmarks, under which the owners of nationally significant properties were encouraged to enter into agreements to preserve the historical values of their properties. In return, certificates and plaques are issued designating the properties as National Historic Landmarks. The other feature was a provision that certain historical properties open to the public could become National Historic Sites without Federal Government involvement in their ownership or administration. The vigorous Landmarks program now encompasses over seven hundred sites, and the non-Federal National Historic Site arrangement has been applied to two areas.

Yet most Americans know of some places, significant to their state or city or village but not to the nation as a whole, which they consider worthy of preservation. American history is a composite of State and local histories, and over a period of years there was a growing expression of the opinion that it was not enough to save only those properties significant to the nation as a whole. The pioneering attempt at legislative expression of this sentiment came

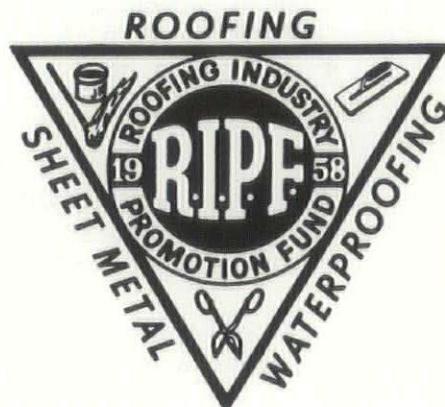
on March 29, 1961. Congressman Harris B. McDowell introduced HR 5982, a bill calling for the compilation of a nationwide list of significant properties and including a provision for protecting them against encroachment by Federal projects.

The movement for the New Preservation was stirred from the doldrums of inaction by the President's Task Force on Natural Beauty, appointed by President Lyndon B. Johnson in 1964. This Task Force was composed of thirteen prominent Americans from a variety of backgrounds, all of whom were eager to help improve the environment of America. Their report, submitted on November 18, 1964, recommended a joint effort between the National Park Service, State governments, and private professional and interested parties, for the completion of a comprehensive inventory of the Nation's historic sites and areas. It also recommended that Federal loans and grants be made available to State and local governments to assist in the historic preservation task. Finally, it recommended that the National Trust for Historic Preservation be given a new lease on life through the provision of Federal grants to assist in

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its educational, technical, and historic preservation projects. Reflecting his acceptance of the Task Force's recommendations, President Johnson in his February 8, 1965 Message on Natural Beauty, said "We will encourage and support the National Trust for Historic Preservation in the United States, chartered by Congress in 1949. I shall propose legislation to authorize supplementary grants to help local authorities acquire, develop, and manage private properties for such purposes."

As an outgrowth of the Task Force, President Johnson on May 24 and 25, 1965, organized the White House Conference on Natural Beauty. This conference assembled fifteen separate panels of persons representing a wide range of viewpoints. Their report called for sweeping and imaginative new approaches to improvement of the human environment. It recommended programs not only for the protection of the undisturbed beauty of nature, but also for the enhancement of the urban areas which are the setting for most of man's activities. This enhancement included proper consideration for historical values. It was to be brought about through creative new relationships between Federal, State, and local authorities.

In April of 1965, the Honorable Albert Rains, former Chairman, Housing Subcommittee, United States House of Representatives, took the initiative in forming a Special Committee on Historic Preservation under the sponsorship of the United States Conference of Mayors. This committee took shape as a well balanced mixture of professional expertise and political capability—a workable combination of those who knew what needed to be done and those who knew how to get it done. With a grant from the Ford Foundation, which suggested that the National Trust for Historic Preservation and the National Park Service be called upon to assist, the Committee set out to make a comprehensive study of the preservation problem in America.

An additional grant was secured from an anonymous donor in order that the Committee could travel to Europe for the purpose of studying the decades of European experience in historic preservation. The Committee's report, a challenging document titled *With Heritage So Rich*, was published later in 1965. In the foreword to the report, support for the philosophy of the New Preservation was called for through widespread preservation of historic properties in modern productive uses. This report was widely distributed, and specifically, a copy was provided to every member of Congress. The conclusions to the findings of this document are as follows:

The pace of urbanization is accelerating and the threat to our environmental heritage is mounting; it will take more than the sounding of periodic alarms to stem the tide.

The United States is a nation and a people on the move. It is an era of mobility and change. Every year 20 per cent of the population moves from its place of residence. The result is a feeling of rootlessness combined with a longing for those landmarks of the past which give us a sense of stability and belonging.

If the preservation movement is to be successful, it must go beyond saving bricks and mortar. It must go beyond saving occasional historic houses and opening museums. It must be more than a cult of antiquarians. It must do more than revere a few precious national shrines. It must attempt to give a sense of orientation to our society, using structures and objects of the past to establish values of time and place.

This means a reorientation of outlook and effort in several ways.

First, the preservation movement must recognize the importance of architecture, design and esthetics as well as historic and cultural values. Those who treasure a building for its pleasing appearance or local sentiment do not find

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it less important because it lacks 'proper' historic credentials.

Second, the new preservation must look beyond the individual building and individual landmark and concern itself with the historic and architecturally valued areas and districts which contain a special meaning for the community. A historic neighborhood, a fine old street of houses, a village green, a colorful marketplace, a courthouse square, an esthetic quality of the townscape — all must fall within the concern of the preservation movement. It makes little sense to fight for the preservation of a historic house set between two service stations, and at the same time to ignore an entire area of special charm or importance in the community which is being nibbled away by incompatible uses or slow decay.

Momentum for the New Preservation had gained great strength, and as a result both the Department of the Interior and the Department of Housing and Urban Development began to prepare programs for consideration by the Congress. Interior, with its new emphasis upon urban problems and its long-standing concern for environmental and cultural preservation, had large interests at stake. HUD because it was the domicile of the Urban Renewal programs and because of its almost universal orientation to urban problems had an equally large interest. This situation was reflected in the introduction of separate preservation bills into Congress in March of 1966 calling for the Secretary of the Interior to maintain a National Register of historic properties, and to establish a program of matching grants-in-aid to assist the states and the National Trust with preservation projects. The grants were to be made available for preservation of properties that were privately, as well as publicly, owned, and that were of state and local, as well as national, significance. It called upon the states to prepare statewide historic surveys and preservation plans to guide the Secretary's administration of the grants program.

Another bill introduced in the House provided for a National Register of sites, buildings, and objects significant in American history, architecture, archeology, and culture. This National Register was to be divided into three categories of properties according to national, state, or local significance. The bill contained a provision that the heads of Federal agencies must take into account the effect of their projects upon properties of *national significance* in the National Register. It authorized a program of matching grants-in-aid to the states and grants of up to two-thirds of project costs to the National Trust.

In committee, through interplay of interests and through merger, refinement, and addition of key features, the National Historic Preservation Act of 1966 took shape. From one of the bills there was taken an eloquent preamble and declaration of purpose, and the provision requiring the attention of Federal agency heads to historic properties in the National Register. But the concept of a National Register categorized according to significance was rejected, and the section requiring the attention of Federal agency heads was broadened to cover all properties in the Register regardless of their level of significance. The most important new innovation was the provision for an Advisory Council on Historic Preservation to oversee all Federal historic preservation policy and to provide a mechanism for resolving differences of opinion between the Secretary of the Interior and Federal agencies responsible for projects that threaten National Register properties. Throughout this process, by testimony before the committees, the National Trust for Historic Preservation and the National Park Service played strong roles of creative influence in constructing the best possible law.

Under the new authority of Public Law 89-665, there are three innovations of immense potential.

First is the greatly expanded National Register of dis-

tricts, sites, buildings, structure, and objects significant in American history, architecture, and archeology, and culture. It will include not only those places of national significance identified in other National Park Service surveys, but also places of State and local significance. Maintained by the Secretary of the Interior, the National Register will be the official list of those evidences of our national heritage which merit preservation. It will provide an authoritative guide by which governments and citizens alike may know what should be protected from destruction or impairment.

The second innovation is the Advisory Council on Historic Preservation. The Council consists of 10 members appointed by the President, 6 members of Cabinet rank, and the Chairman of the National Trust for Historic Preservation. A small staff in the National Park Service provides administrative support, and the Director of the National Park Service is Executive Director of the Council.

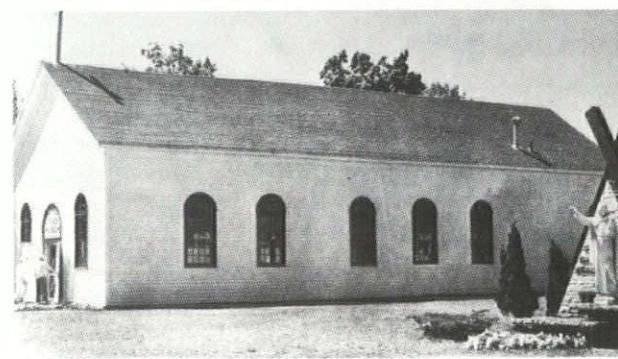
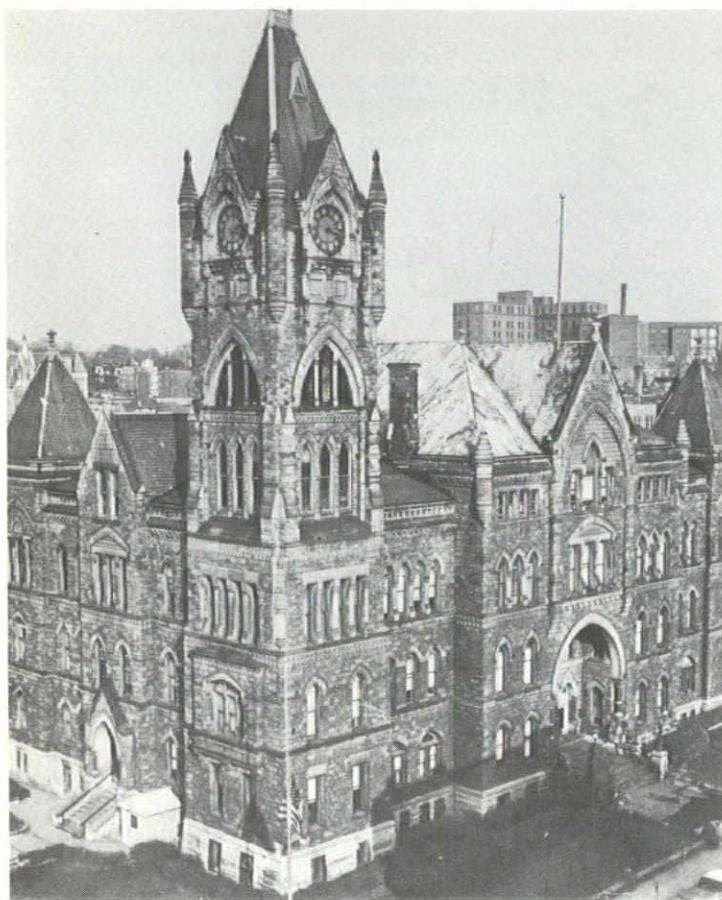
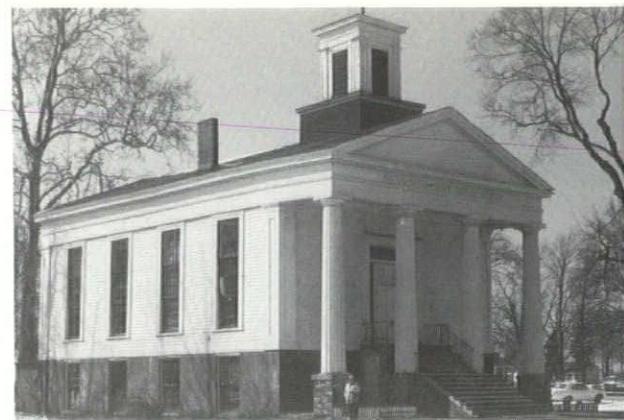
It is the duty of the Council to advise the President and the Congress on administrative and legislative measures to further the national preservation policy. An important part of that duty is its authority to review issues which bring progress and preservation into conflict. Those who plan any Federal or federally-supported project must first consult the National Register and take into account the effect upon properties listed therein. Where an adverse effect is threatened, the Advisory Council must be given an opportunity to consider the case and make known its views.

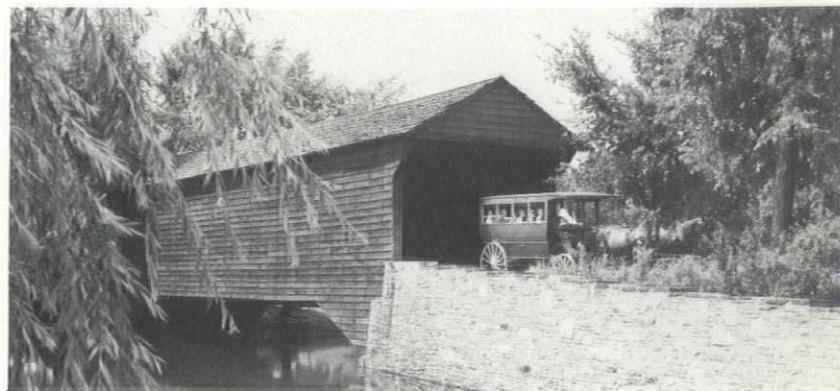
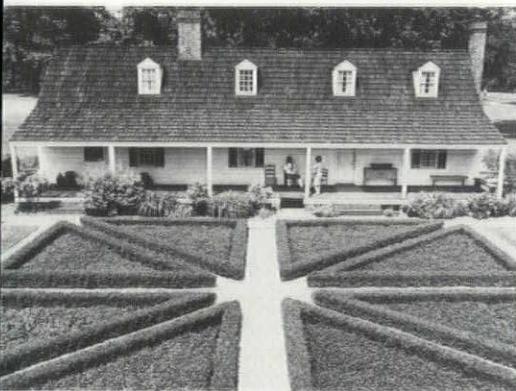
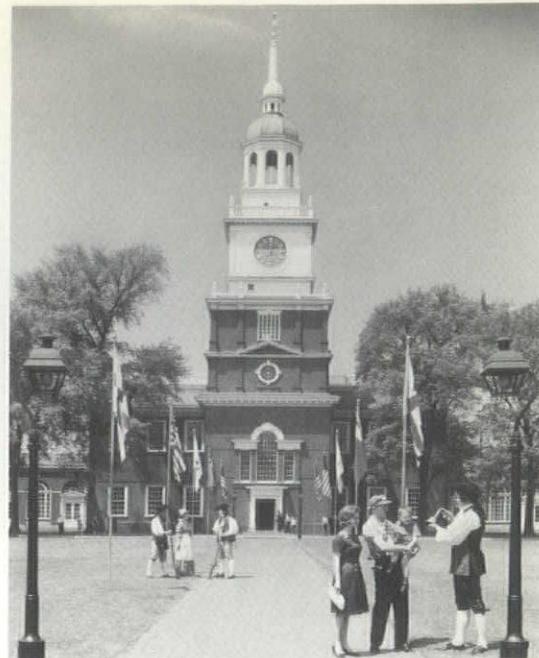
A third innovation is a system of matching grants-in-aid to the states and to the National Trust for Historic Preservation. The National Trust may receive grants for programs deriving from the mission defined in its congressional charter. The states may receive grants for statewide historic surveys and historic preservation plans, and for individual preservation projects in accordance with the plans. Through the states, these grants may be made to local governments and private organizations and individuals. Section 108 of the Act originally authorized the appropriation of \$32 million over a four-year period from fiscal year 1967 to 1970. This section, which expires on June 30 of 1970, has recently been re-authorized to provide for the appropriation of grants-in-aid funds through fiscal year 1973. Again the total figure is for \$32 million, but the yearly breakdown differs slightly. For fiscal year 1971, \$7 million is authorized, for fiscal year 1972, \$10 million, and for fiscal year 1973, \$15 million. We feel this progression shows a significant recognition on the part of Congress for the continually growing need for preservation assistance.

In addition to the increases in grants-in-aid, progress is being made in other aspects of our program. All of the 55 states and territories have designated State Liaison Officers who are to prepare the preservation plans and coordinate the grants programs within their states, and many of these officials are in state Park and Recreation Departments. Several states — recognizing the value of the legal protection given to historic properties in the Register — are moving full speed on their own funds. The National Park Service has reorganized its appropriate professional staffs into the Office of Archeology and Historic Preservation. A series of eight regional and conferences with the State Liaison Officers and their staffs has been initiated and has proven very beneficial. A close and efficient cooperation has been established between our office and the Department of Housing and Urban Development, which has its own historic preservation interests. And perhaps most important, a number of significant historic properties have been saved from destruction.

The new Preservation neither supplants nor supersedes the previously existing programs; at least, it places them in a close-knit and efficient organization with the newer programs; and at the most, it gives greater meaning to their work.

# Michigan Restoration

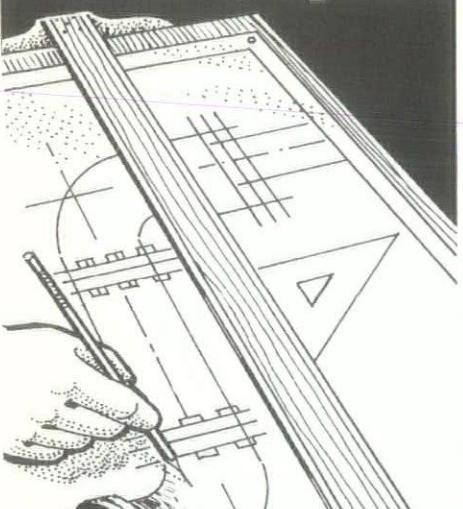




### NOMINATIONS TO NATIONAL REGISTER

SITE	DATE SUBMITTED	DATE ACKNOWLEDGED	DATE ENTERED	NOTES
1. Franklin Village (Broughton House)	1/16/69	1/21/69	2/10/69	
2. Grand Rapids City Hall	4/23/69	4/28/69	10/69	On Register as of 10/69
3. Turner House, Grand Rapids	4/23/69	4/28/69		
4. Hall-Fowler Library, Ionia	4/23/69	4/28/69		
5. Lapeer County Courthouse, Lapeer	4/23/69	4/28/69		
6. Mackinac Point Lighthouse	4/23/69	4/28/69		
7. First Congregational Church, Vermontville	4/23/69	4/28/69	10/69	On Register as of 10/69
8. First Congregational Chapel, Vermontville	4/23/69	4/28/69		
9. Fort Drummond (Fort Collyer)	5/15/69		10/1/69	
10. Greenfield Village and Henry Ford Museum	10/3/69	10/6/69	10/20/69	Per letter Connally to Senator Hart
11. Fayette	12/23/69		2/16/70	
12. Quincy Mine No. 2 Shaft Hoist House	12/23/69		2/16/70	
13. Ada Covered Bridge	12/23/69		2/16/70	
14. Berrien Springs Courthouse	12/23/69		2/16/70	
15. St. Katherine's Chapel	5/8/70	5/11/70		
16. Ladies' Library Assoc. Bldg.—Kazoo.	5/8/70	5/11/70		
17. Bay de Noc-Grand Island Trail	5/8/70	5/11/70		
18. Grand Rapids Art Museum	5/8/70	5/11/70		
19. Turner House	5/8/70	5/11/70		
20. Wisner House	5/8/70	5/11/70		
21. Palmer House	5/8/70	5/11/70		
22. State Capitol	5/8/70	5/11/70		
23. Frank Murphy Birthplace	5/8/70	5/11/70		
24. Romeo Historic District	5/8/70	5/11/70		
25. Honolulu House	5/8/70	5/11/70		
26. Jabez Fitch House	5/8/70	5/11/70		
27. Fort Mackinac	5/8/70	5/11/70		
28. Sanilac Petroglyphs	5/8/70	5/11/70		
29. Fort Wilkins	5/8/70	5/11/70		
30. Hackley House	5/8/70	5/11/70		
31. Johnston House	5/8/70	5/11/70		

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## The Michigan Historic Preservation Advisory Council

Willis F. Dunbar, Chairman,  
Michigan Historic Preservation  
Advisory Council

One of the ironical accompaniments of America's increasing involvement in world affairs has been a phenomenal growth of interest in the preservation, rehabilitation, and restoration of sites and structures which reflect America's own cultural heritage. For many years a few historians, architects, and heritage-conscious laymen have been striving to prevent the destruction and mutilation of the symbols of our national, state, and community heritage. Now their numbers have been enormously swelled by the sudden realization that positive action is required to prevent the disappearance of the precious monuments to the hopes, dreams, and achievements of past generations. Partly this surge of interest is the result of our quest for meaning in the perplexing age in which we live. Historic preservation reaches to the roots of the dilemma faced by contemporary society: how much of our heritage is worth preserving and cherishing in a time of rapid change? And another element has been added: recognition that we need to be concerned not only with the natural environment in which we live, but also the cultural environment. The destruction of a worthy historic site or building is as truly pollution as the pouring of poisonous wastes into a stream.

The passage of the Historic Preservation Act of 1966 by congress represented this new wave of concern. This law provides a national framework on which state and local preservation and restoration programs may be structured. Under its provisions a state task force has been set up in Michigan with three objectives: first, to inventory all historic sites and structures in the state which should be preserved; second, to develop a state-wide program of preservation and restoration; and third, to implement this program through state and local funding, with matching federal grants. The task force includes historians, architects, archaeologists, and representatives of several different state agencies. Considerable progress already has been made on the inventory and the development of a program.

The Historic Preservation Act requires each state to select an advisory council to pass on recommendations made by the task force. In Michigan, the governor has designated the six members of the State Historical Com-

mission, its secretary, an archaeologist, an architect, and the chairman of the task force to constitute this advisory board. So far, the advisory board has dealt largely with the problem of priority amongst the historic sites and buildings in the state for recommendation to the National Parks Service for inclusion in the National Register. Once a site or building is on the National Register, the protections against destruction or mutilation provided under the Historic Preservation Act apply to that site or building. The Advisory Board has also considered and made suggestions to the task force concerning procedures in developing a state plan. And finally, it has passed judgment on proposals to the National Parks Service for allocation of federal matching grants for actual preservation and restoration work.

Compared with other north central states, Michigan is well along in its efforts to take advantage of the opportunities opened by the passage of the Historic Preservation Act. But as progress has been made, those involved have begun to realize the magnitude of the project. We are still fumbling with the criteria which determine whether or not a state or local historic site or building will be recommended for the National Register. So far, the immediate danger of destruction or mutilation has been of paramount importance in the matter of priority. The Grand Rapids City Hall was placed on the National Register, but too late to prevent its destruction. Meeting monthly, the members of the Advisory Council are all deeply aware of the great responsibility which they have for the preservation for future generations of those landmarks of the American heritage which still exist.

## Michigan Historic Preservation Task Force

James A. Bryant, Historic Preservation Coordinator, Recreation and Resource Planning Division, Department of Natural Resources

The Department of Natural Resources has been active for many years in historic preservation through projects conducted by the State Park Service and the Mackinac Island Park Commission. Some examples are the work at Fayette, Fort Wilkins, Cambridge Junction and, of course, the extensive work in the Mackinac Strait area.

Recently there has been added emphasis on historic preservation by the Department. This has stemmed from

wo sources: 1) a surge of interest around the nation in all items concerned with our National heritage and 2) recently enacted federal legislation.

In 1966, the National Historic Preservation Act was enacted which generally authorized three things to be administered by NPS: 1) a greatly expanded National Register of Historic Sites, 2) a grant-in-aid program to assist states and local communities in preserving and restoring historic properties, 3) protection of National Register sites from mutilation or destruction by projects using federal funds.

Other federal legislation concerning historic preservation was contained in the popularly known Model Cities Act also passed in 1966, which set up a grant-in-aid program, administered by HUD, for historic projects located in urban areas. The Transportation Act, which established the Transportation Department at the national level, also added emphasis to historic preservation by specifying that there should be coordination between the Transportation Department and other departments in cases involving possible harm to historic sites.

As a result of this legislative activity, the Governor of Michigan appointed the Director of the Department of Natural Resources as the State Liaison Officer for historic matters involving federal programs. The Director in turn formed an Interagency Task Force, under the chairmanship of the Chief of the Recreation-Resource Planning Division, consisting of representatives from the Department of Administration, Department of State, Department of Commerce, Executive Office and various agencies in the Department of Natural Resources. Architects and an archeologist have been added in an ex-officio capacity.

The past work of the Task Force has been somewhat preparatory in nature and largely concerned with developing policies and procedures for the Historic Site Survey being performed by the Historical Commission. Nominations for the National Register are considered by the Task Force, reviewed and approved by the Advisory Council and submitted by the State Liaison Officer to the National Park Service. To date, 32 sites have been recommended to the Keeper of the National Register in the National Park Service.

The Task Force has been involved in the following additional activities:

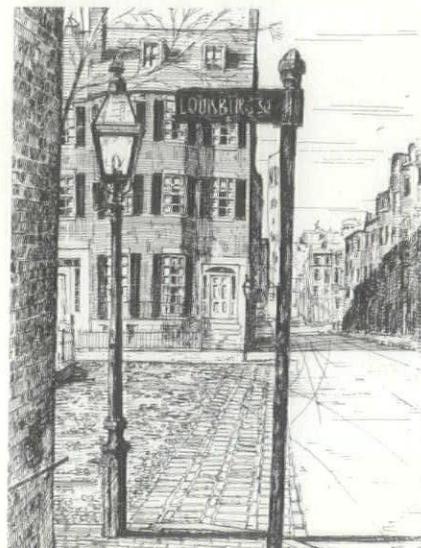
1. Preparation and introduction of legislation
  - a) To authorize communities to establish historic districts, HB 2966 which has been passed unanimously by both the House and the Senate and is presently awaiting Governor

Miliken's signature.

- b) To give the same protection to historic sites on the State Register as federal legislation gives to those on the National Register. HB 4194.
2. Coordination with Department of State Highways concerning highway projects involving historic sites.
3. Preparation of a small community historic preservation development plan. (Grand Marais)
4. Development of a priority list of historic sites from which to choose applicants to the National Register.
5. Investigation of sites to be considered for funding assistance under the National Historic Preservation Act.
6. The first Statewide Conference on Historic Preservation, held in Grand Rapids, May 8 and 9.

The Department is presently involved in preparation of a State Plan for Historic Preservation. This Plan will attempt to identify the problems and needs of historic preservation at all levels of government and in all phases of private activity, and then generate recommendations, guidelines, and a program plan to help meet these needs. The Plan must be completed by 1 September 1970, in order for the State to qualify to receive federal funds, in 1970-71 fiscal year, to assist in acquisition, restoration and preservation of historic properties.

The problem of protecting historic sites (including archaeological) is of real concern to the Department and everyone should be alert to inform the Department of historic sites that are significant, and particularly those that are in danger of mutilation or destruction, whether located on public or private land. Any information on such sites should be forwarded to the Recreation Resource Planning Division of the Department of Natural Resources.



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# NEWS

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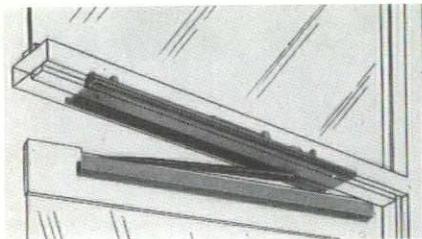
Harry Bertoia, Sculptor: Wayne State University Press; \$11.50. The outgrowth of a master's thesis by June Kompass Nelson, under the direction of Dr. Wayne Andrews, Professor of Art History, Wayne State University.

A first book devoted to the life and work of a contemporary American Artist whose important commissions are located in American cities from coast to coast. The book traces the development of Bertoia's career from his schooling in Detroit at Cass Technical High School, The Society of Arts and Crafts and finally, Cranbrook Academy of Art.

The book includes a biography of the man and detailed descriptions of his methods of working.

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## Obituary

### Donald W. Sellers

Donald W. Sellers, AIA of Flint died on March 29.

A partner in the firm of Sedgewick and Sellers Associates Inc., he was an active architect in the field of hospitals and nursing homes as well as schools in Michigan and Wisconsin.

Born in Detroit in 1925, he grew up in Flint, he was a member of the Elks, The Fraternal Order of Police, the National Riflemen's Association and served on the Flint Housing Appeals Board for several years beginning in 1960. He was a member of the Flint area Chapter AIA.

He was honored in 1962 by the State Highway Commission for his part in "promoting a good highway program for the State of Michigan."

Sellers is survived by his wife Glena M. and his mother, two sisters and a brother.

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## CALENDAR

1970

August 6, 7, 8 MSA 27th Mid-Summer Conference Mackinac Island

September 19 Allied Arts Festival, Detroit Chapter, Fisher Building

November 12 Detroit Chapter — Honor Awards Program, Sheraton-Cadillac Hotel

1971

June 20-24 National AIA Convention Detroit, Michigan

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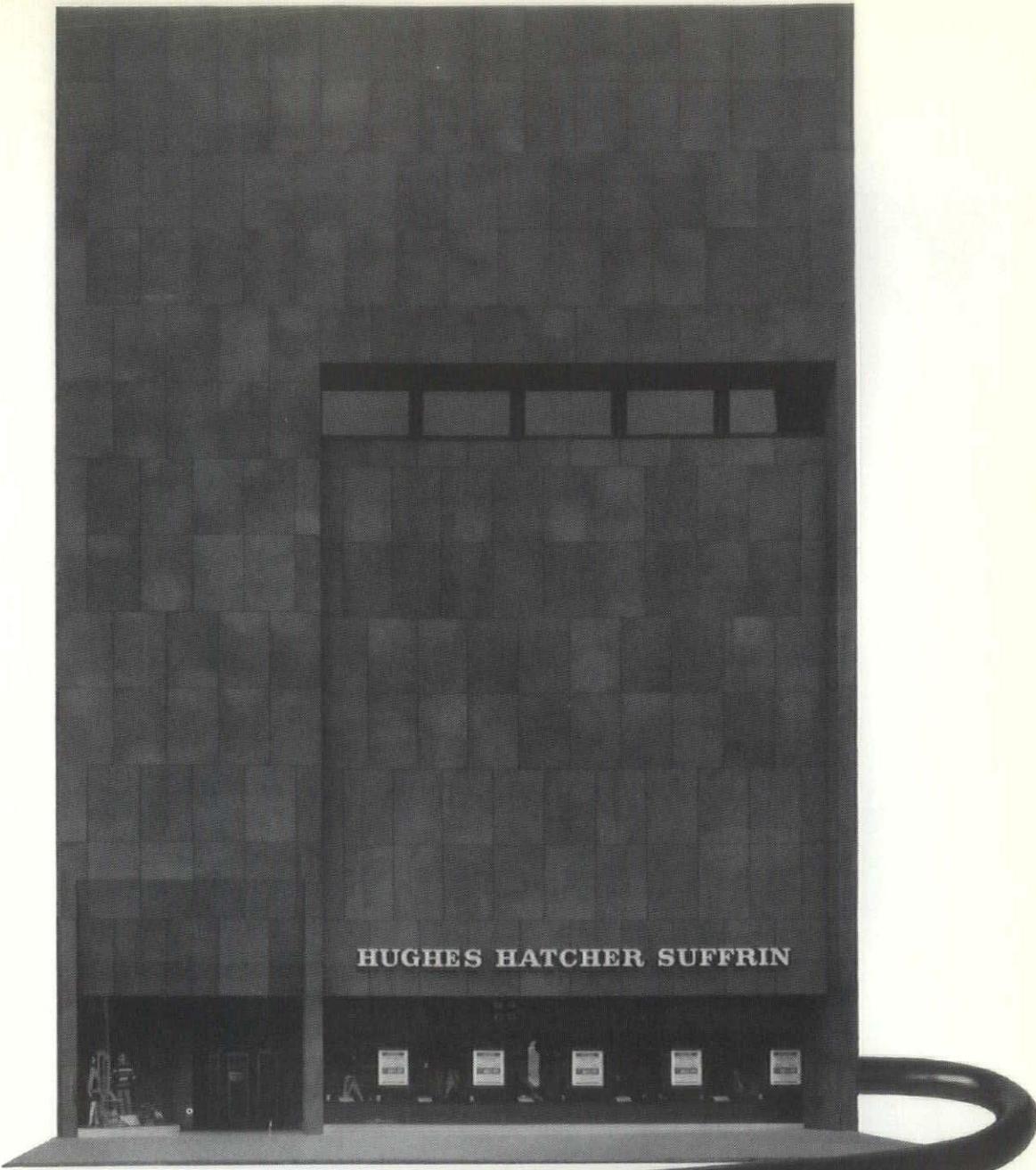
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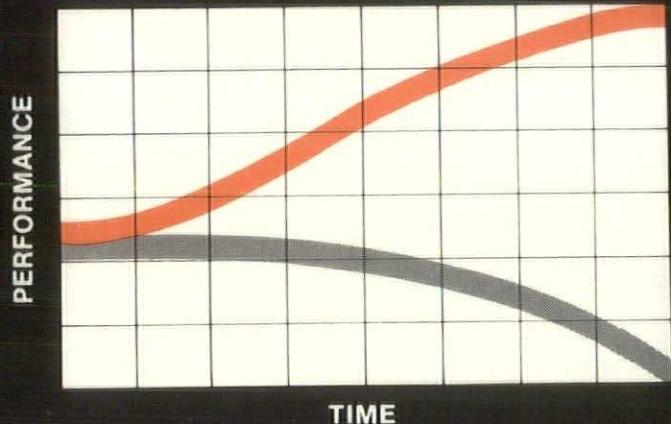
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